



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00013
Application Type: Rezoning
CPC Hearing Date: September 6, 2012
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

Location: 8000 Artcraft Road
Legal Description: A portion of Lot 4, Block 1, of the Replat of Artcraft Park, City of El Paso, El Paso County, Texas
Acreage: 1.3988 acres
Rep District: 1
Zoning: R-3 (Residential)
Existing Use: Vacant
Request: C-3 (Commercial)
Proposed Use: Parking lot to supplement adjacent automotive repair service
Property Owner: Helen S. Coles, Otis C. Coles III and Suzanne E. Hubbard
Representative: Suzanne E. Hubbard

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) /Warehousing
South: R-3A (Residential) /Single-Family dwellings
East: C-/4c (Commercial/conditions) /Apartments
West: C-4 (Commercial) /Automotive repair garage

Plan El Paso Designation: G-7 (Industrial and/or Rail yards) Northwest Plan Area

Nearest Park: Borderland Park (3,615 ft.)

Nearest School: Hut Brown Middle School (6,629 ft.)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Neighborhood Association
Save the Valley
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 8, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to C-3 (Commercial). The conceptual site plan shows an overflow parking lot. The proposed development will support the adjacent motor vehicle repair garage to the west of the subject property. Access is proposed from Artcraft Road.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to C-3 (Commercial) based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose and guidelines of the C-3 (Commercial) district.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-7-Industrial and/or Rail yards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

City Development Department – Planning Division- Transportation

Notes:

1. Aisle dimensions do not comply with Section 20.14.040 (Design and Construction) of the El Paso City Code.
2. Sidewalks shall comply with Section 19.21 of the El Paso City Code. Sidewalks shall be continuous across driveway and shall comply with ADA standards.
3. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Planning Division- Land Development

No Objection

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

Coordination with TXDOT. *

* This requirement will be applied at the time of development.

City Development Department – Building Permits & Inspections- Plan Review

No comments received.

Sun Metro

Sun Metro does not oppose this request .

Fire Department

No comments received.

El Paso Water Utilities

1. There is an existing 20-foot wide PSB easement located immediately south of the south right-of-way line of Artcraft Road (Doc#20010037619). The easement shall be shown on the site plan. This easement accommodates an existing 8-inch diameter sewer main.
2. During the site improvement work, the Owner/Developer shall safeguard all the existing water and sewer mains and appurtenant structures in the vicinity of the property. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

3. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. EPWU-PSB requires access to the sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. Proposed surface improvements such as landscaping and other types of low maintenance surfacing shall be reviewed for approval by EPWU-PSB.

Water:

4. There is an existing 12-inch diameter water main along Artcraft Road located approximately 7-feet north of the south right-of-way line of Artcraft Road.

Sewer:

5. There is an existing 8-inch diameter sewer main that extends within the 20-foot wide PSB easement.

General:

6. Artcraft Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Artcraft Road right-of-way requires written permission from TxDOT.

7. EPWU-PSB requires a new service application to serve the site. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

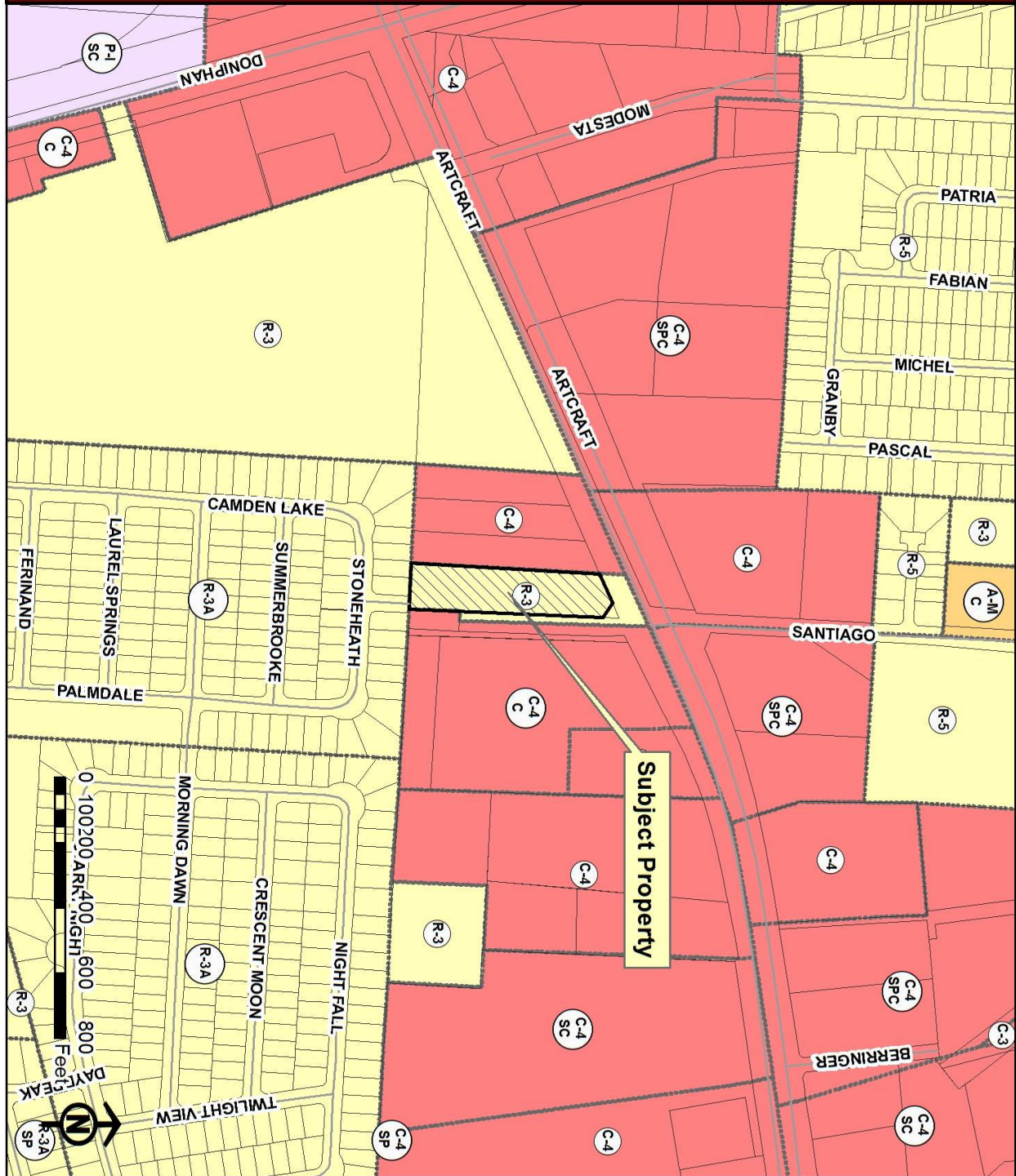
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: CONCEPTUAL SITE PLAN

